

WHEN RECORDED MAIL TO:  
DAWN SIMKINS  
745 S 800 E  
SPRINGVILLE, UT 84663

ENT 58740:2016 PG 1 of 1  
Jeffery Smith  
Utah County Recorder  
2016 Jun 28 12:06 PM FEE 12.00 BY SS  
RECORDED FOR Inwest Title - South Ogden  
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY \_\_\_\_\_

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 227983  
MAIL TAX NOTICE TO: DAWN SIMKINS  
745 S 800 E  
SPRINGVILLE, UT 84663

# WARRANTY DEED

**JAMES D. RATOS REVOCABLE TRUST U/T/A/D SEPTEMBER 16, 2015 DATED SEPTEMBER 16, 2015**

GRANTOR(S)

OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UT  
HEREBY CONVEY AND WARRANT TO

**DAWN SIMKINS and ROBERT SIMKINS, WIFE AND HUSBAND AS JOINT TENANTS**

GRANTEE(S)

OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,  
STATE OF UT:

**(41-048-0015)**

**ALL OF LOT 77, PLAT 1 HOBBLE CREEK, A SUBDIVISION, SPRINGVILLE, UTAH, ACCORDING TO THE OFFICIAL PLAT THREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.**

SUBJECT TO EASEMENTS, RESTRICTIONS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD, AND TAXES FOR THE YEAR 2016 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 23 DAY OF June, 2016.

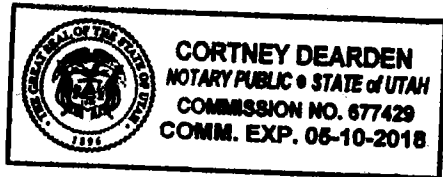
**THE JAMES D. RATOS REVOCABLE TRUST U/T/A/D SEPTEMBER 16, 2015**

*James D. Ratos Jr*  
\_\_\_\_\_  
BY: JAMES D. RATOS, JR., TRUSTEE

STATE OF UTAH )  
(ss.  
COUNTY OF UTAH )

On the 23 day of June, 2016, personally appeared before me **JAMES D. RATOS, JR.**, whose identity(ies) are personally known to me, or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he/she/they are the **TRUSTEE** of the **THE JAMES D. RATOS REVOCABLE TRUST U/T/A/D SEPTEMBER 16, 2015**, and that said document was signed by him/her/them in behalf of said Trust by the authority of the Trust Agreement and any Amendments thereto, and said **JAMES D. RATOS, JR.**, acknowledged to me that said trust, executed the same.

*Cortney Dearden*  
\_\_\_\_\_  
NOTARY PUBLIC



INWEST TITLE SERVICES, INC.  
920 EAST CHAMBERS ST. #10  
SOUTH OGDEN, UT 84403